

CITY OF
HAYWARD
HEART OF THE BAY

Planning Commission Meeting
May 13, 2010

Erik Pearson, *Senior Planner*
Veronica Tam, *Veronica Tam & Associates*

Planning Division
Development Services Department



Housing Element Process

- June 24, 2009: Submitted Draft Housing Element for State HCD
- August 28, 2009: Received initial comments from HCD
- January 8, 2010: Submitted Revised Housing Element to HCD
- March 11, 2010: Received additional comments from HCD
- April 5, 2010: Submitted Revised Inventory
- May 10, 2010: Received additional comments from HCD
- May 11, 2010: Submitted Revised Housing Element (New Program)

Draft Housing Element will comply with State law when adopted



Key Comments from HCD

- *Small Sites:* Many high- and medium-density sites are too small
 - *Changes to HE:* Identified policies or incentives to facilitate lot consolidation (Program 16)
- *Non-Vacant and Underutilized Sites:* Demonstrate potential for redevelopment
 - *Changes to HE:* Revised sites inventory to provide parcel-specific information of existing conditions; majority of sites in 238 Study Area are vacant



Key Comments from HCD

- *238 Bypass Land Use Study Area:* Demonstrate the suitability and availability of sites in this area for the planning period
 - *Changes to HE:* Provided estimated timeframe for disposition of Caltrans properties (Program 16)
- *Inclusionary Requirement:* Demonstrate that inclusionary housing policy is not a constraint to housing development
 - *Changes to HE:* Described the City's current effort to conduct an inclusionary housing study (Program 17)

Key Comments from HCD

- *Energy Conservation*: Provide further details of how the City will encourage its green building standards and other energy conservation measures
 - *Changes to HE*: Added details on incentives and timeframe for implementing Green Building Ordinance (Program 15)
- *Low and Moderate Income Housing fund (LMIHF)*: Programs must specifically assist in the development of a variety of housing types to meet the housing needs of extremely low income households
 - *Changes to HE*: Provided more specific actions that the City is doing to help the homeless and persons with disabilities. (Housing Resources – Financial Resources and Prog. 13)



Key Comments from HCD

- *Processing and Permit Procedures:* Specifically describe and analyze the City's permit processing and approval procedures by zone and housing type
 - *Changes to HE:* Provided additional description of the City's processing procedures and timeframe for typical single- and multi-family projects (Program 18)
- *Large Sites:* Carlos Bee Quarry site is too large
 - *Changes to HE:* Specified that the City will use specific planning as a tool to facilitate development on large sites (New Program 17)



Large Sites



Regional Housing Needs Allocation

Credits Toward RHNA	
Units Built Since Jan. 2007	612
Units Entitled	1,363
Total Credits	1,975
RHNA	3,393
Remaining RHNA	1,506



Residential Development Potential

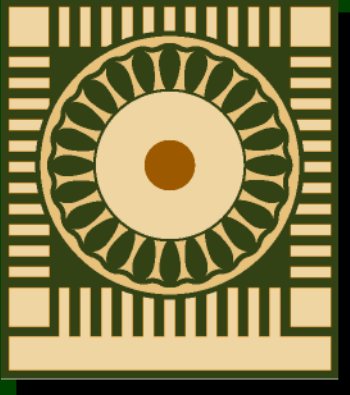
Mt. Eden Area	352
So. Hayward BART Area	443
238 Bypass Study Area	2,284
Total Capacity	3,079
Remaining RHNA	1,506
Surplus Capacity	+ 1,573



Next Steps

- City Council Public Hearing on June 22, 2010
- Submittal to HCD for final certification





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